

# GEORGE & DRAGON

291 WARRINGTON ROAD, GLAZEBURY, WARRINGTON WA3 5LF



**ALL ENQUIRIES – FREEHOLD AND FREE OF TIE LEASE OFFERS CONSIDERED**

savills



THE GEORGE & DRAGON

Great food  
Cash also  
Garden & patio  
Car park

The perfect place to  
celebrate

# GEORGE & DRAGON, 291 WARRINGTON ROAD, GLAZEBURY, WARRINGTON WA3 5LF

## HIGHLIGHTS INCLUDE:

- Large Detached Public House
- Ground Floor Trading Accommodation with Children's Play Barn
- First Floor Living Accommodation
- Beer Garden and Car Parking
- Fronting the A574
- The Site Extends to 1.35 acres
- Freehold Offers over £750,000 plus VAT
- Free of Tie Rental Offers Invited

## LOCATION

The Property is located fronting the A574 in the locality of Glazebury, Warrington. Glazebury forms part of the Culcheth & Glazebury civil parish approximately 10 miles north of Warrington and 12 miles west of Manchester.

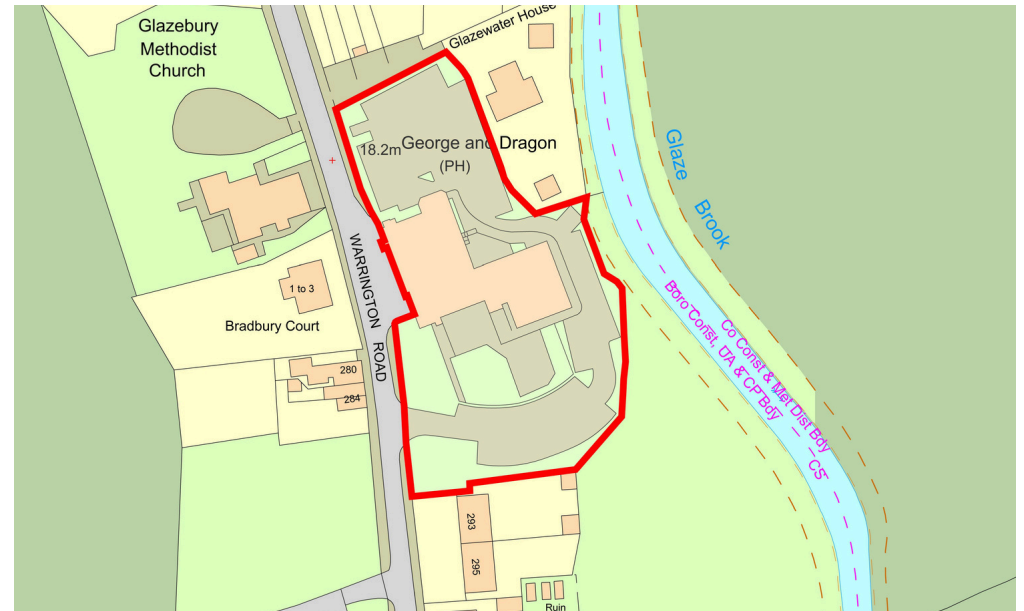
The immediate locality is semi-rural in nature with the A574 being a local route connecting the A580 to Warrington. The centre of Glazebury is less than half a mile away, with Bents Garden Centre less than one mile away.

## DESCRIPTION

The Property comprises a two storey detached public house of rendered elevations set beneath a pitched slate covered roof. To the side and rear the Property has been extended with both pitched and flat roof single storey extensions. To the rear there is a children's play barn of brick and block construction.

Externally there is car parking to either side of the public house for approximately 75 vehicles. To the side there is a beer garden, patio and playground configured to provide approximately 150 covers.

Overall the site extends to 1.35 acres.



## ACCOMMODATION

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The ground floor trading accommodation is generally open plan in nature to a central bar servery. To the original building, at an elevated level, there is a public bar for 45 covers.

Central lounge area with casual dining for 36 covers and a main dining area to the side for 90 covers.

The trading accommodation is furnished with both fixed and freestanding tables and chairs.

To the rear of the bar servery is a fully equipped catering kitchen with prep area and walk in fridge/freezers. Other ancillary accommodation includes customer WC's, ground floor beer cellar and a variety of stores.

To the rear of the Property, with a shared separate entrance, is a children's play barn. Separate reception and sales kiosk, with the room equipped with typical indoor play equipment.

The first floor provides a staff room and office. Managers flats comprises of three bedrooms, lounge, kitchen and bathroom with separate WC.

To the basement there is a former beer cellar which is not in use.

## TENURE

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The Property is held freehold on title number CH464179.

## TERMS

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Unconditional offers over £750,000 plus VAT are invited for the benefit of our client's freehold interest with vacant possession. Free of tie leasehold proposals will also be considered.

## RATING

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The Property is listed in the 2023 Rating List with a Rateable Value of £24,000

## PLANNING

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The Property is not listed nor located within a Conservation Area.



## LICENCE

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The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## SERVICES

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We are verbally advised that all mains services are connected to the Property.

## FIXTURES AND FITTINGS

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No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## EPC

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The Property has an EPC rating of C-72.

## VAT

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VAT will be applicable at the prevailing rate.

## LEGAL COSTS

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Each party to be responsible for their own legal and professional costs incurred in this transaction.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

## VIEWINGS

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All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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